

## CHAPTER 16

### M-3 District -- Heavy Manufacturing District

#### Sec. 16-1. Uses Permitted; M-3 District.

The following uses are permitted in all M-3 Districts:

- (1) Any use permitted in an M-2 Light Manufacturing District, but excluding retail sales on the premises.
- (2) Automobile or truck manufacture or assembly plant.
- (3) Automobile wrecking, if conducted wholly within a building.
- (4) Asphalt or bituminous concrete mixing plant.
- (5) Bag manufacturing or cleaning.
- (6) Barrell or box manufacturing.
- (7) Blast furnace.
- (8) Boiler works.
- (9) Brewery or distillery.
- (10) Brick, tile, or terra cotta manufacture.
- (11) Concrete or concrete products manufacture.
- (12) Coal, flour, or grain elevator.
- (13) Cotton gin or oil mill.
- (14) Feed manufacturing, animal.
- (15) Fish smoking, curing, or canning.
- (16) Freight classification yard.
- (17) Livery stable.
- (18) Metal foundry and heavy weight casting.
- (19) Metal fabrication plant.
- (20) Office and data processing centers.

- (21) Petroleum products manufacture, excluding refining.
- (22) Rock, sand, and gravel storage or distribution, concrete mixing or concrete products manufacturing.
- (23) Rolling mill.
- (24) Saw or planing mill, lumber yard.
- (25) And in general all those uses which are not obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, and the like; provided, however, that no building or lot shall be used for any of the following purposes until a Use Permit shall have been granted.  
(Amended 1/23/02)
  - (a) Acetyline gas manufacture or wholesale storage.
  - (b) Acid manufacture.
  - (c) Alcohol manufacture.
  - (d) Ammonia, bleaching powder, or chlorine manufacture.
  - (e) Automobile wrecking area outside, only if fully enclosed by a solid, well-constructed fence eight (8) feet in height.
  - (f) Bituminous refining or product manufacturing.
  - (g) Casein, gelatin, and size manufacture.
  - (h) Cement, lime gypsum, or plaster of paris manufacture.
  - (i) Chemical manufacture.
  - (j) Distillation of bones.
  - (k) Drop-forge industries, manufacturing forgings with power hammers.
  - (l) Explosives, manufacture, storage.
  - (m) Fat rendering, except as an incidental use.
  - (n) Fertilizer manufacture.
  - (o) Garbage, offal, or dead animal reduction or dumping.

- (p) Gas manufacture.
  - (r) Lampblack manufacture.
  - (s) Match manufacture.
  - (t) Oil cloth or linoleum manufacture.
  - (u) Paint, oil (including linseed), shallac, turpentine, lacquer, or varnish manufacture.
  - (v) Paper and pulp manufacture.
  - (w) Plastic manufacture.
  - (x) Potash works.
  - (y) Pyroxylin manufacture.
  - (z) Rubber or gutt-percha manufacture or treatment.
  - (aa) Salt works.
  - (bb) Slaughter of animals.
  - (cc) Smelting of tin, copper, zinc or iron ores.
  - (dd) Soap manufacture.
  - (ee) Sodium compound manufacture.
  - (ff) Stockyards or feeding pens.
  - (gg) Storing, sorting, collecting, or baling of rags, paper, iron or junk.
  - (hh) Stove or shoe polish manufacture.
  - (ii) Tannery or the curing or storage of raw hides.
  - (jj) Tar distillation or tar products manufacture.
  - (kk) Vegetable products, canning or bottling.
  - (ll) Wool pulling or scouring.
- (26) Commercial communication tower, subject to securing a Use Permit. (Amended 7/9/97; 1/23/02)

- (27) Commercial Building Mounted Antenna; provided by the following:
- (a) The building is not a single family dwelling;
  - (b) The minimum height of the building shall be no less than thirty five (35) feet;
  - (c) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;
  - (d) The antenna and support structures are painted so that they are compatible with the primary building structure, unless roof mounted; and (amended 7/9/97)
  - (e) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)
- (28) Other uses similar to the above and being of the same general character as those listed in this section.
- (29) Outdoor material storage, subject to the provisions of Section 18-21.
- (30) Uses customarily incidental to any of the above uses and accessory buildings when located on the same lot.

Sec. 16-2. Height Regulations; M-3 District.

No structure in an M-3 District shall exceed thirty five (35) feet in height, except that the height limit may be increased provided that all height greater than thirty five (35) feet shall set back from all lot lines one (1) foot for each three (3) feet of such additional height.

Sec. 16-3. Building Setback Regulations; M-3 District.

(1) Front Yard.

No front yard shall be required in an M-3 District.

(2) Side Yard.

No side yard shall be required in an M-3 District except where the side of a lot in an M-3 District abuts upon a lot in a residential district, then there shall be a side yard the same as required in the residential district.

(3) Rear Yard.

No rear yard shall be required in an M-3 District except where the rear of a lot in an M-3 District abuts upon a lot in a residential district then there shall be a rear yard the same as required in the residential district.

Sec. 16-4. Off-Street Parking and Loading; M-3 District.

(1) Uses permitted in any M-3 District shall provide garage or vehicle parking space as required in Chapter 19 hereof.

(2) Commercial or manufacturing uses in an M-3 District shall provide off-street loading space as required in Chapter 19 hereof.